

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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TECHNICAL STAFF REPORT MAPLE LAWN FARMS

Plan Revision (Red-Line Revision)

Planning Board Meeting of September 18, 2014

File No./Petitioner: SDP-03-171 G&R Maple Lawn Inc.

Maple Lawn Farms, Recreation/Community Activity Center **Project Name:**

The request is to revise a previously approved site development plan for the sole **Request:**

> purpose of expanding an existing recreation/community activity center from 10,945 square feet to 12,903 square feet (17.8% increase in floor space) that shall include increased floor space for fitness activities, office and storage, in accordance with Section 127.0.F.3 of the Howard County Zoning Regulations. The site area of this previously approved SDP is approximately 5.01 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed

Use Development).

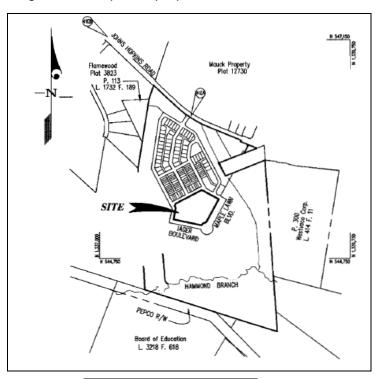
Location: This recreation/community activity center is located in the Maple Lawn Farms

Midtown District, on the west side of Maple Lawn Boulevard, addressed as 7600 Maple Lawn Boulevard and is identified on Tax Map 41, Grid Nos. 21 and 22,

Open Space Lot 125 in the Fifth Election District of Howard County, Maryland.

DPZ Recommendation: Approval, subject to compliance with any comments from the Planning Board. There were no outstanding comments received from reviewing agencies

regarding this development proposal.



Vicinity Map

Vicinal Properties:

The recreation and community activity center is located in the Midtown District, Area 1, of the Maple Lawn Farms project and is surrounded by the following:

North Side – Midtown West District of Maple Lawn (residential townhomes).

East Side - Maple Lawn Boulevard

South Side - lager Boulevard

West Side - Midtown West District (residential townhomes).

Site History:

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- PB Case No. 353, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- PB Case No. 378, Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16**, Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- P-03-01, Preliminary Plan to establish the Midtown District, Area 1, Lots 1-132 and Parcels A, B and C for 55 SFD and 65 SFA residential units received signature approval on December 20, 2002.
- F-03-090, Final Plan for the Midtown District, Area, to establish the new Lots 1-120, Open Space Lots 121-127, Common Open Areas 128-132 and Parcels A, B and C.

Site Analysis:

Site Improvements - The plan revision proposes a floor space increase of 1,958 square feet to the existing HOA owned fitness center building. Other related improvements include a revision to the sidewalk (the building expansion will require the removal of one sidewalk, but a new sidewalk will be installed) and a new storm drain pipe for storm drain purposes.

Parking - The parking for SDP-03-171 was originally approved by a parking needs study that based parking demands on that data from similar existing large planned communities. The outcome of that study determined that a total of 67 parking spaces were needed, however a total of 98 spaces were provided (as head-in parking around the perimeter of the open space lot with an additional 157 parking spaces provided on surrounding streets and lots. The increase of floor space for this expansion generates an increase of 10 parking spaces needed, which is still under that number of spaces that currently exists.

Storm Water Management (SWM) - Storm water management is not affected, since the increase of floor space is below 5,000 square feet in land disturbance. * A new storm drain pipe will be installed for drainage purposes as a result of this building expansion.

Environmental Considerations - There are no 100 year flood plain, wetlands, streams or buffers located within the affected area.

Landscaping - Landscaping was previously provided under the previously approved SDP.

Forest Conservation - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-03-090.

Adequate Public Facilities - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

Development Criteria – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. All proposed commercial buildings and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The proposed fitness center expansion and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

Landscaping for this SDP was provided under the initial SDP approval and has been completed and is currently maintained by the HOA. The removal of seven (7) shade trees and three (3) ornamental trees will be required to accommodate the fitness center expansion.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

The proposed building expansion shall occur within designated, usable open space area that serves as functional open space for leisure and recreational activities.

5. Implements the pedestrian circulation system for the MXD Use Development.

A pedestrian circulation system presently exists which includes sidewalks between the existing community center and recreational buildings and along the perimeters of the open space area.

SRC Action:

On August 20, 2014, the Development Engineering Division, in conjunction with the Division of Land Development, determined this plan revision to the SDP may be approved, subject to compliance with plan review comments.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this plan revision to the SDP, subject to compliance with the plan review comments.

Marsha S. McLaughlin, Director

Department of Planning and Zoning

Staff Report Prepared by: Derrick Jones

The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.

The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.

A Project Background: MXD-Election District: Buildable Lot Area: 5.01 AC. 16085-16092

The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work. Proposed Use: Recreation/Community Activity Center

All plan dimensions are to face of building unless otherwise noted Dimensions are measured perpendicular or radially between items

I. Existing topography is shown per field run survey information by Gutschick, Little Weber, P.A. & by design grades from design plans for construction.

). Coordinates and bearings are based upon the '83 MD State Coordinate system (NAD '83) as projected by Howard County Geodetic Control Stations No. 41EA, 41EB, 41GA and No. 4682.). Property is zoned MXD-3 per the 10-18-93 Comprehensive Zoning Plan. Per ZB-995M was approved 2-08-01 granting approval to

1. See Department of Planning & Zoning file numbers: S-01-17, ZB-995M, PB-353, WP-01-111(*), WP-02-54(**), P-02-12, WP-03-02(***), P-03-01, F-03-07, F-03-90, AND SDP-03-140.

12. Water and sewer service is public.

13. All existing water and sewer is per Contract 24-4105 D. 14. All existing public storm drain is per F-03-90. 15. Stormwater Management is being provided by F-03-90.

16. Recording reference: 16085-16092 17. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A. 18. There are no known cemeteries, grave sites or historic structures

located on the subject property. 19. There are no scenic roads within or adjacent to the subject

O. There is no floodplain on this site.

21. There are no wellands on this site. 22. This property was brought into the Metropolitan District on August

23. Building setbacks and building restrictions are in accordance with the approved comprehensive development criteria per S-01-17 and 24. Waiver request from Section 16.119(e)(5) - which requires the

truncation of Public Right Of Way lines on corner lots at intersections by straight lines joining points 25 feet back from the theoretical property line intersection in each quadrant, was approved by the Department of Planning and Zoning under the conditions of WP-03-02(***), which was granted on October 11,2002 subject to the

A. Truncated right of way corners shall apply to the residential land use lots and to other lots or parcels elsewhere, for the open space or commerical land use area for this project where necessary to achieve the traditional neighborhood design (TND) goals and objectives subject to having adequate intersection sight distance as determined by the OPZ, Development Engineering Division.

5. As a consequence of the sketch plan, S-01-17 approval prior to November 15, 2001, this project is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations 6. Open space lots contain active recreational facilities as allowed by the approved comprehensive development criterio.

7. Phasing for this project is in accordance with the Decision and Order for ZB-995M and the Decision and Order for PB Case No. 353 (S-01-17). 28. The Traffic Study was approved as part of Sketch Plan S-01-17. 29. Parking shown on these plans was constructed under F-03-90 for the

30. Water and Sewer House Connection limits shown on these plans is from the road R/W to within 5' of the building. Refer to architecturals for remainder of construction.

1. Forest Conservation for this site has been provided under F-03-90. 2. All easements (Public and Private) shown on these plans are per Recorded Plots 16085-16092, unless otherwise noted.

purpose of the activities on Open Space Lot 125.

3 Vehicular ingress and egress to Maryland Route 216 and along proposed Maple Lawn Boulevard Extension through the subdivision is restricted, except at the various points of access to be approved by the Department of Planning and Zoning under the conditions of

WP-01-111(*), which was granted on May 2, 2001, allowing the following: A. Additional points along Maple Lawn Boulevard other than those permitted by section 16.119(f)(1), subject to further analysis and approvals at later plan stages, and

B. Residential lots front on neighborhood parks instead of being limited to frontage on public rights of way as in section 16.120(c)(2), subject to adequate private alley access.

14. Because this plan submission is non-residential use, a noise study is not

5. There will be no outside trash dumpsters for the Recreation/Community Acitivity Center.

Open Space Criteria (S01-17)

Any uses which do not invoive any extensive coverage of land with structures, including, but not limited to, parks, playing fields, playgrounds, tennis, basketball and all purpose courts, golfcourses, pools, pathways, any other outdoor recreational uses, and environmental facilities such as storm water management facilities or water quality facilities. In addition, buildings and parking lots shall be permitted if they are for the public or for residents and people working within the Subject Property and area owned by a homeowners' association, or ore for non-profit uses, such as a school, library, fire and rescue station, post office, museum, art gallery, nature center, or community building. Parking lots are permitted only as an accessory use to an approved use on the same lot. Open land within designated residential land use areas shall be considered Open Space if it is held for the common use of persons residing in the vicinity of such land. Other Permitted uses

Public or private child care center.

Recreation/Community Activity Center for customary community activities including but not limited to:

The presentation and performance of outdoor community activities, public or private, such as musical and theatrical performance, outdoor picnics, art shows, and carnivals. Rummage soles, white elephant sales, cake sales, dances, and

similar activities. Operation of a community hall including leasing of some for public

Operation of incidental commercial activities such as a snack bar. Public or private tennis courts, together with such incidental commercial activities as are consistent with primary use of the lot

as a tennis facility. Buildings and parking lots which are owned and used by any governmental entity or homeowners' association or are used for non-profit purposes including but not limited to:

Teen center building including incidental sales on the premises of food and beverages

Buildings used primarily for religious activities Mail room, post office, pool house, meeting hall, exercise facility, leasing offices, administrative offices, including incidental sales on the premises of food and beverages.

Park structures including but not limited to gazebos, povitions, amphitheater seating, decks, fountains, welks, hardscape plazas, trails, patios, etc.

Utility facilities Environmental facilities such as drainage, stormwater management facilities, wetland mitigation, afforestation or reforestation. Activity areas such as tot lots, volleyball and multi-purpose courts, picnic areas, etc. Lot Area

No minimum/maximum lot sizes apply within Open Space land use greas except that 35% of the grass acreage of all recorded land must be open space and 10% of the open space must be available for active recreation.

Buildings or structures within Open Space land use areas shall be a minimum of 10' from any right-of-way or property line, except that park like structures such as gazebos, pavilions, benches, fountains and similar structures may be located anywhere within an open space lot; except, however, that buildings and structures may be permitted anywhere within Open Space land use areas in accordance with a Site Development Plan approved by the Howard County Planning Board.

There shall be no height limitations for buildings or structures in Open Space land use areas, provided improvements are constructed in accordance with a site development plan approved by the Howard County Planning Board.

No coverage requirement is imposed upon lots within Open Space land use areas.

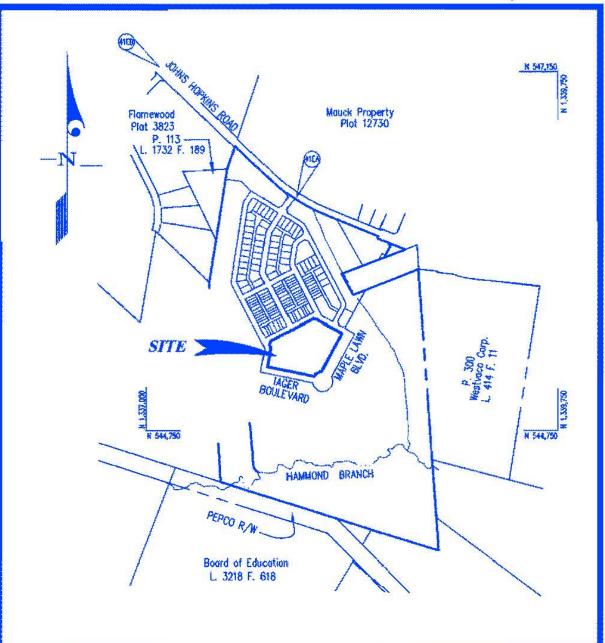
Health Club

Swimming Pool, Community 1.0 space per seven persons permitted in the pool at one time by the Health Dept. Tennis Court 2.0 spaces per court Such parking areas may be in parking lots, parallel spaces located on paved areas in and/or adjacent to publicly maintained roadways, adjacent to public or private service drives or oriented

10.0 spaces per 1,000 square feet

diagonally or at right angles to such roadways or service drives. Any use normally and customarily incidental to any use permitted in any Land Use Area shall be permitted.

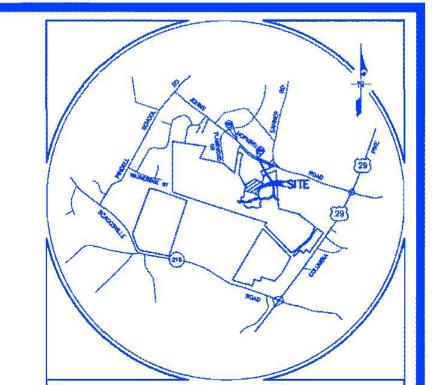
SITE DEVELOPMENT PLAN MAPLE LAWN FARMS RECREATION/COMMUNITY ACTIVITY CENTER



---- EX. CONTOUR _____300 -----PROP. CONTOUR EX. TREES (PER F-03-90) EX. STORM DRAIN PROP. STORM DRAIN THIS CLOSE IS THE PARTY OF THE LIMIT OF SUBMISSION ___8'S ____ FX SANITARY SEWER EX. WATERLINE CONCRETE CURB & GUTTER PROP. SANITARY SEWER PROPOSED WATERLINE EX. CURB & GUTTER FUTURE CURB & GUTTER PROPOSED REVERSE CURB & GUTTER CONCRETE SIDEWALK, DUMPSTER PAD OR UTILITY PAD **EX. EASEMENTS** EX. ASPHALT PAVING TOP OF PAVING SPOT SHOT NUMBER OF PARKING SPACES EX. LIGHT FIXTURE & POLE (PER F 03-90) TYPE I FENCE TYPE II FENCE TYPE III FENCE KEYSTONE RETAINING WALL TRENCH DRAIN HANDICAPPED PARKING

BUILDING MAIN ENTRANCE

		Community Comparative Ma			
	Kentlands	King Farm	Lakelands	Emerson (SDP-03-07)	Maple Lawn Farms (Proposed)
Community Size: # of units	1,300 units (excluding opts)	2,000 units (3,200 units total)	1,497 units (1,750 units total)	1,145 units	1,116 units (includes 520 apts.)
Community Center Size: sf	5,000+/- sf on 2 Levels	4,500+/- sf on 2 Levels	11,446 sf on 3 Levels	4,765 sf on 1 level	10,945 of in 12,90 2 buildings
Community Green; acres	4.6+/- oc	2+/- oc	2.47+/- ac	(not available)	2+/- ac
Pools: (includes all pools, i.e. main pools, kiddie pools, etc.)	3 pools	3 pools	3 pools	2 paols	2 pools
Tennis Courts:	4	2 in City Park	2	2	1
Pavilion:	3 pavilions & shade structures	×	2 shade structures	3 shade structures	2.
Basketball Courts:	lt.	(2) 1/2 courts in City Park	1	1 (sand volleyball court)	(multi-purpose court)
Tot Lot:	1	2 in City Park	1.	X	1
Parking w/in Comm. Green:	16 (Lot) & 51 (Street)	34 (Lot) & 47 (Street)	on-street only	95 (lot)	98 on-street (adjacent side of street onl
TOTAL PARKING SPACES:	67	81	(not available)	95	98*



VICINITY MAP SCALE: 1" = 4000'

41EA ELEV. = 407.05 STANDARD DISC ON CONCRETE MONUMENT 41EB ELEV. = 463.90 STANDARD DISC ON CONCRETE MONUMENT

Site Analysis Data Chart

1. Total of Open Space Lot 125 Area = 218,061 SF or 5.01 Ac. 2. Limit of Disturbed Area = 218,061 SF or 5.01 Ac 3. Zoning = MXD-34. Proposed Use: Community Building Fitness Building

5. Building Coverage: (% of Gross Acreage) Community Building: 5,969 SQ. FT. = 0.14 Ac. (2.74%) 5.793 SQ. FT. = 0.13 Ac. (2.66%) 8055 SQ. FT. = 0.18 Ac. (3.69%)

Gross Generation Data a. Pool Area with depth greater than 5' = 4,500 s.f.Number of users (6 1 user per 12 s.f.) = 375 users b. Pool Area with depth less than 5' = 4.565 s.f.Number of users (@ 1 user per 15 s.f.) = 305 users Total number of users = 680 users Number of spaces (0 1 space per 7 users) = 97 spaces 2. Community / Fitness Building a. Usable Floor Area = 10,945 s.f. (excludes mechanical equipment room areas) Number of spaces (@ 10 spaces per 1,000 sq. ft.) = 109 spaces |29 spaces b. Number of Employees Number of spaces (0 1 space per employee) = 7 spaces 3. Tennis Courts a. Number of Courts Number of spaces (@ 2 spaces per court) = 4 spaces

Total Number of Spaces Credit for pedestrian accessibility * Required Parking Parking Provided **

= 150 spaces = 67 spaces (217-150 credit) **87 spaces** = 98 spaces

= 217 spaces 237 spaces

Extended Parking Provided *** = 157 spaces * See Parking Study submitted with this Site Development Plan. (represents the

difference between the 67 spaces needed (net) and the hypothetical 217 spaces above.) ** Only counts the "head in" and parallel spots adjacent to the perimeter of the site. *** Includes parking on the opposite side of the street on adjacent streets only. 4. Handicap Parking

a. Number of Handicap Spaces Required b. Number of Handicap Spaces Provided = 9 spaces c. Number of Van Accessable Spaces Required = 2 spaces d. Number of Van Accessable Spaces Provided = 2 spaces

Sheet Index

1. Cover Sheet 2. Site Development Plon 3. Building, Fence, and Woll Detail Sheet 4. Site/Handicap Accessibility Details 5. Utility Profile Sheet 6. Sediment Control Plan Sediment Control Details and Note 8. Landscape Plan

 Sediment Control Details and Notes Landscape Plan Landscape Details Notes & Schedules 				

	WATER CODE:	SEWER CODE:		

ADDRESS CHART

7600 MAPLE LAWN BOULEVARD

STREET ADDRESS

WATER CODE: E21	SEWER CO 7695000		minima de la constante de la c	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
SUBDIVISION I	NAME: NWN FARMS			TION/AREA DISTRICT / AREA 1	PARCELS 0.S. LOT 125
PLAT No. 16092	ZONE MXD-3	TAX MAP	BLOCK 21 & 22	ELEC. DIST.	CENSUS TRACT 6051.02

FITNESS BUILDING

COMMUNITY BUILDING

APPROVIDE FLANNING BOLLS of IID . ARD COURT !! DATE NOT. 13, 2003

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

GLW GUTSCHICKLITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SLITE 250 - BURTONSVELE OFFICE PARK BURTONSVELE, MARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REVISED COMPARATIVE MATRIX AND SITE ANALYSIS DATA CHART TO ACCOUNT FOR FITNESS BUILDING EXPANSION DEV.

PREPARED FOR: G & R Maple Lawn, Inc., et. al. Suite 410. Woodholme Center 1829 Reisterstown Road Baltimore, MD. 21208

410-484-8400

COVER SHEET Attn: Charlie O'Donovan

ELECTION DISTRICT No. 5

MAPLE LAWN FARMS Midtown District - Area 1 - OPEN SPACE LOT 125 Recreation/Community Activity Center

G. L. W. FILE No. 03058 AS SHOWN MXD-3 TAX MAP - GRID SHEET 41: 21 & 22 1 OF 9 Mar., 2004

